



TO LET 51-52 FRIARGATE PRESTON PR1 2AT

Large corner retail premises providing ground floor sales of 1,550 ft²/144 m² and first floor sales of 1,400 ft².

- Prominent trading position on the corner of Friargate and Heatley Street close to the university and Preston City Centre
- Extensive retail accommodation over two floors together with ancillary storage at second floor level, well equipped and ready for immediate occupation
- Fitted with security shutters, burglar alarm system, fire alarm system and emergency lighting, gas fired heating, suspended ceiling and inset lighting, carpeting, wall boarding etc

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak.co.uk**

01772 652652

Location

Occupying an excellent trading position on the corner of Friargate and Heatley Street within easy reach of Preston City Centre and close to the main campus of the University of Central Lancashire.

Description

Prominent corner retail property providing sales accommodation to ground and first floors, together with ancillary storage at second floor level.

Accommodation

Ground floor sales area approximately 1,550 ft²/144m².

Internal width approximately 32'3
Internal depth approximately 54'8

Kitchen and WC facilities to the rear

First floor sales area approximately 1,400 ft²
Second floor storage approximately 1,000 ft²
WC facilities

Small enclosed rear yard. Full fire exit staircase to the rear of the property serving all floors and leading directly on to Heatley Street.

Assessment

The unit is entered on the rating list at a rateable value of £25,000

Rates payable 2020/2021: 49.9p in the £

EPC

The Energy Performance Asset rating is Band D85. A full copy of the EPC is available at www.ndepcregister.com

Services

All mains services are connected. Gas fired central heating. Burglar and fire alarms.

Planning

Planning consent has been obtained for mixed use hot food takeaway and restaurant together with external illuminated signage.

Full details are available on Preston City Council's planning website.

Lease

The premises are offered on a new 3 year lease or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

The lease shall be upon full repairing and insuring terms.

Rental

£25,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Costs

Each party is to be responsible for their own legal costs involved in the transaction.

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk